182.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	600,100 / 600,100
					USE VALUE:	600,100 / 600,100
					ASSESSED:	600,100 / 600,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		STANDISH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRETT EDWARD R & KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	14 STANDISH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,253 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6253.000	174,800		425,300	600,100
Total Card	0.144	174,800		425,300	600,100
Total Parcel	0.144	174,800		425,300	600,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 555.65 | /Parcel: 555.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123404

GIS Ref

GIS Ref

Insp Date 07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 182.0-0007-0004.0

!14270!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,800	0	6,253.	425,300	600,100	600,100	Year End Roll	12/18/2019
2019	101	FV	162,400	0	6,253.	425,300	587,700	587,700	Year End Roll	1/3/2019
2018	101	FV	162,100	0	6,253.	358,500	520,600	520,600	Year End Roll	12/20/2017
2017	101	FV	162,100	0	6,253.	328,100	490,200	490,200	Year End Roll	1/3/2017
2016	101	FV	162,100	0	6,253.	279,500	441,600	441,600	Year End	1/4/2016
2015	101	FV	151,900	0	6,253.	243,000	394,900	394,900	Year End Roll	12/11/2014
2014	101	FV	151,900	0	6,253.	224,800	376,700	376,700	Year End Roll	12/16/2013
2013	101	FV	151,900	0	6,253.	213,900	365,800	365,800		12/13/2012

PRINT

Date	Time
12/11/20	04:08:08

LAST REV

Date	Time
07/30/18	11:10:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21378-266		8/1/1991		166,250	No	No		Y

USER DEFINED

Prior Id # 1:	123404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1592	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Inspected	PH	Patrick H
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/24/2008	Meas/Inspect	163	PATRIOT
10/17/2008	Measured	197	PATRIOT
3/2/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/14/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6253		Sq. Ft.	Site		0	70.	0.97	7									425,314						425,300	

Total AC/HA: 0.14355 | Total SF/SM: 6253 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,314 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	67880
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	253345
Depreciation:	78537
Depreciated Total:	174808

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

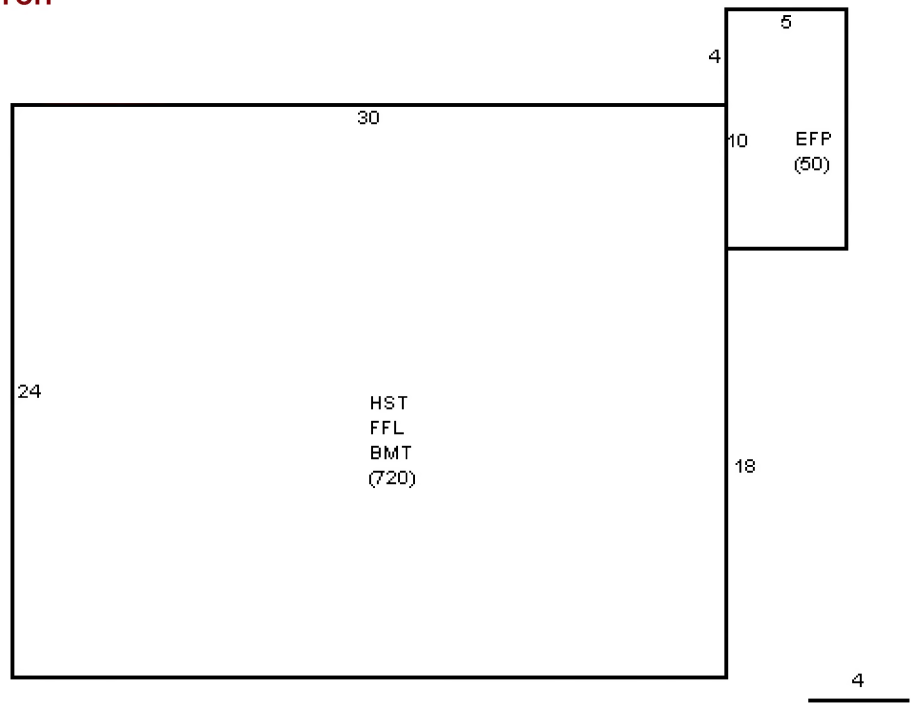
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	94.49
Final Total:	174800	Val/Su SzAd	161.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	42.100	30,312
FFL	First Floor	720	140.330	101,039
HST	Half Story	360	140.330	50,520
EFP	Enclos Porch	50	71.870	3,594
	Net Sketched Area:	1,850	Total:	185,465
Size Ad	1080	Gross Are	2210	FinArea 1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

182.0-0007-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	